Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

1/80 Marshall Street, Ivanhoe Vic 3079

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$570,000		&		\$620,000			
Median sale p	rice							
Median price	\$895,500	Pro	operty Type	Unit			Suburb	Ivanhoe
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/6 Linton St IVANHOE 3079	\$617,000	25/11/2023
2	8/125 Locksley Rd IVANHOE 3079	\$629,000	23/03/2024
3			

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/04/2024 11:40



McGrath





Property Type: Unit Agent Comments Anthony De lesi 9489 9422 0407 803 501 anthonydeiesi@mcgrath.com.au

Indicative Selling Price \$570,000 - \$620,000 Median Unit Price December quarter 2023: \$895,500

Comparable Properties

-3-55

4/6 Linton St IVANHOE 3079 (REI) 2 1 1 1 Price: \$617,000 Method: Private Sale Date: 25/11/2023 Rooms: 4 Property Type: Apartment	Agent Comments
8/125 Locksley Rd IVANHOE 3079 (REI) 2 1 1 1 Price: \$629,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment	Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614

propertydata



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